expiry 03.10

Development Control – Delegated Officer Report

Application Number: ADC/0486/07 Recommendation - Permit

Site: Avon Court Avon Close Sompting West Sussex

Proposal: To construct 4 in No concrete mock brick communal scooter stores with charging facilities (Reg 3)

The Application

The application relates to the Avon Court flat blocks located on the north and west side of Avon Close. The flats themselves are owned by this Council and are grouped in four two storey blocks incorporating 32 flats with communal gardens to the front and rear and a communal social room to the north of the site. The majority of people who live at Avon Court are elderly, some of whom already have personal mobility vehicles.

The proposal is for four concrete communal scooter stores with intergral charging facilities.

The proposed stores would each be located at the rear of one of the flat blocks adjacent to the rear boundary. The flat blocks are located with their communal rear garden backing onto dwellings in Loose Lane to the west and White Styles Middle School to the north. A footpath serves the west and north of the site which is bounded by a high hedge screening the adjacent dwellings partially from view from Flats 1 – 47. A high 2.0m fence bounds the school playing fields to the north from the site.

Consultations and Representations

Third Parties:There have been no third party representations on the application.

Sompting Parish Council: No objection to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and appendix II 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The site is located within the built up area of Sompting as identified in the proposals map of the Local Plan where the principal of the proposal is considered acceptable.

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The four proposed vehicle stores would have the appearance of normal domestic garages and given the context of their location and size of the communal gardens are considered to be acceptable in scale. The up and over door which would be too heavy for some to operate would be replaced with a panelled end similar to the sides. The store would be accessed with a cedar 80cm entrance wide door. There would also be an 80cm door in the side of the store that would face each of the flat blocks. The appearance of the structures is considered to be acceptable in terms of the residential setting.

The stores themselves would be 4.2m in width, by 2.77m in depth, by 2.7m in height to the apex of the roof. They would not have an adverse effect on the residential amenity of the surrounding dwellings and it is considered would improve the living conditions of some of the users of Avon Court.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14A3 – amended
   13.09.07 ...AH7 of the ADLP and DEV1 of the WSSP
3. Notwithstanding the details as submitted on the approved plans the replacement gable end panels of the scooter stores hereby approved shall be constructed of a material that shall match in design, colour and texture those of the sides.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 17.09.07

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